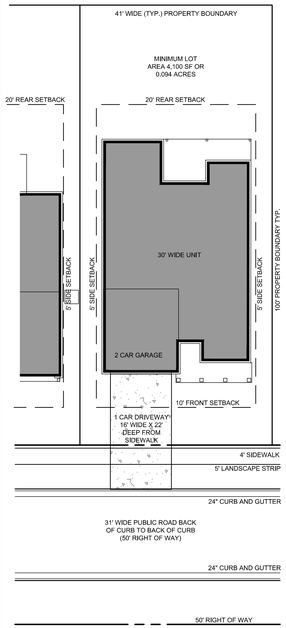
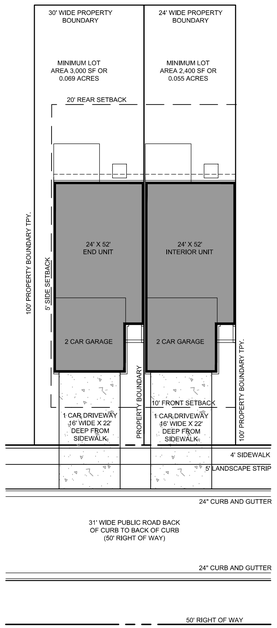


TYPICAL LOT LAYOUT



TYPICAL TOWNHOME LAYOUT

GENERAL NOTES:

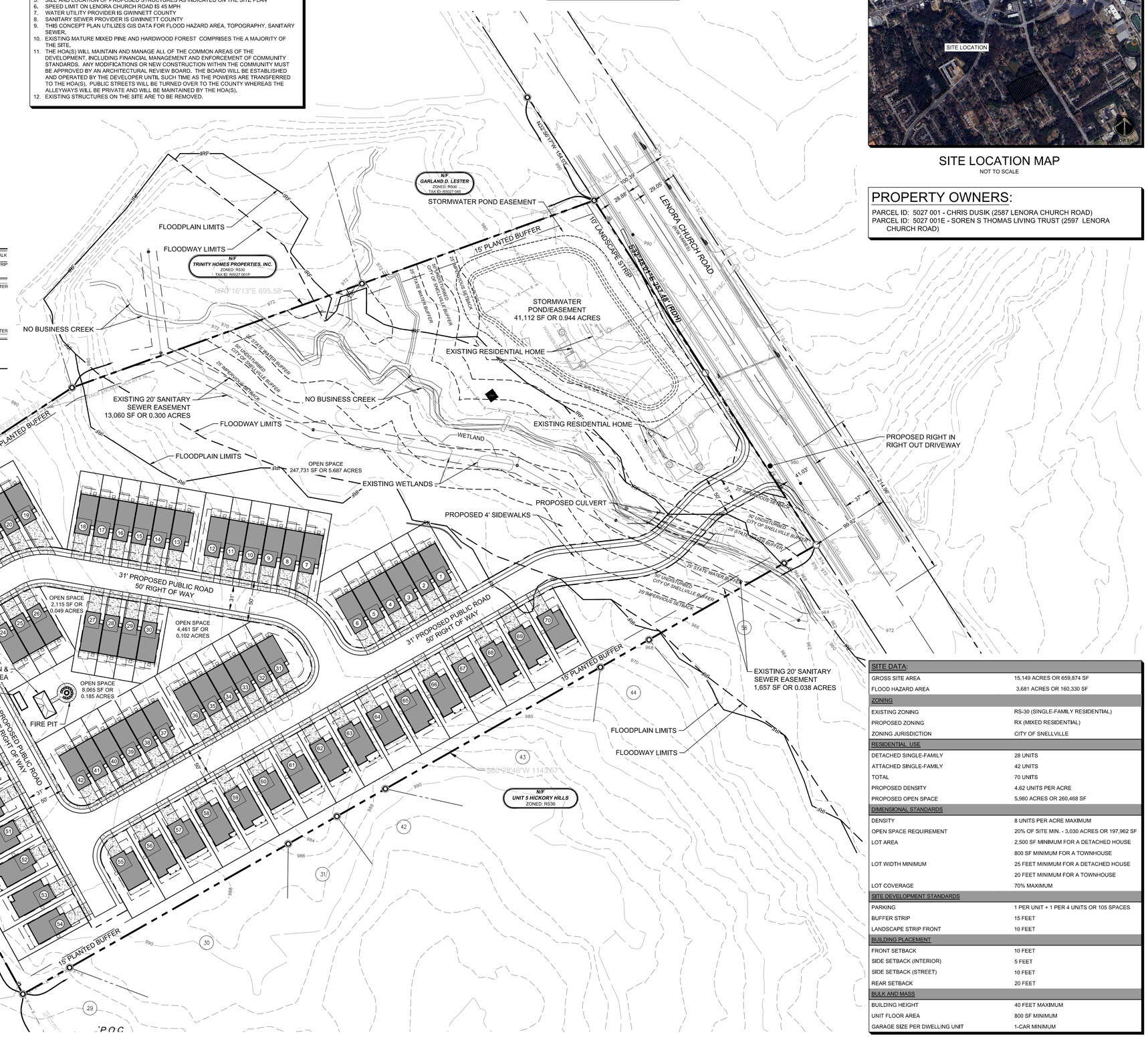
1. STREAMS AND WETLANDS ARE LOCATED ON THE SITE
2. FLOODPLAIN IS LOCATED ON THE SITE
3. POWER TRANSMISSION LINE IS NOT LOCATED ON THE SITE
4. NO CEMETERIES ARE LOCATED ON THE SITE
5. SIZE AND LOCATION OF PROPOSED STRUCTURES AS INDICATED ON THE SITE PLAN
6. SPEED LIMIT ON LENORA CHURCH ROAD IS 45 MPH
7. WATER UTILITY PROVIDER IS GWINNETT COUNTY
8. SANITARY SEWER PROVIDER IS GWINNETT COUNTY
9. THIS CONCEPT PLAN UTILIZES GIS DATA FOR FLOOD HAZARD AREA, TOPOGRAPHY, SANITARY SEWER.
10. EXISTING MATURE MIXED PINE AND HARDWOOD FOREST COMPRISES THE A MAJORITY OF THE SITE.
11. THE HOA(S) WILL MAINTAIN AND MANAGE ALL OF THE COMMON AREAS OF THE DEVELOPMENT, INCLUDING FINANCIAL MANAGEMENT AND ENFORCEMENT OF COMMUNITY STANDARDS. ANY MODIFICATIONS OR NEW CONSTRUCTION WITHIN THE COMMUNITY MUST BE APPROVED BY AN ARCHITECTURAL REVIEW BOARD. THE BOARD WILL BE ESTABLISHED AND OPERATED BY THE DEVELOPER UNTIL SUCH TIME AS THE POWERS ARE TRANSFERRED TO THE HOA(S). PUBLIC STREETS WILL BE TURNED OVER TO THE COUNTY WHEREAS THE ALLEYWAYS WILL BE PRIVATE AND WILL BE MAINTAINED BY THE HOA(S).
12. EXISTING STRUCTURES ON THE SITE ARE TO BE REMOVED.

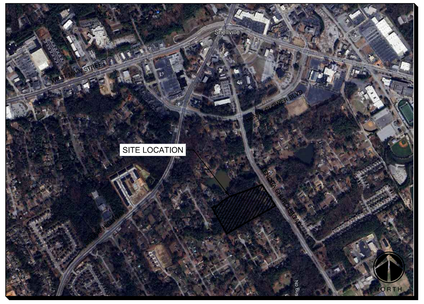
0 60 120 180 feet

1" = 60'-0"

24 HOUR CONTACT:
NEVILLE ALLISON
678-223-8978

GEORGIA811
www.Georgia811.com
Know what's below.
Call before you dig.





SITE LOCATION MAP
NOT TO SCALE

PROPERTY OWNERS:

PARCEL ID: 5027 001 - CHRIS DUSIK (2587 LENORA CHURCH ROAD)
PARCEL ID: 5027 001E - SOREN S THOMAS LIVING TRUST (2597 LENORA CHURCH ROAD)

SITE DATA:	
GROSS SITE AREA	15.149 ACRES OR 659,874 SF
FLOOD HAZARD AREA	3.681 ACRES OR 160,330 SF
ZONING	
EXISTING ZONING	RS-30 (SINGLE-FAMILY RESIDENTIAL)
PROPOSED ZONING	RX (MIXED RESIDENTIAL)
ZONING JURISDICTION	CITY OF SNELLVILLE
RESIDENTIAL USE	
DETACHED SINGLE-FAMILY	28 UNITS
ATTACHED SINGLE-FAMILY	42 UNITS
TOTAL	70 UNITS
PROPOSED DENSITY	4.62 UNITS PER ACRE
PROPOSED OPEN SPACE	5,980 ACRES OR 260,468 SF
DIMENSIONAL STANDARDS	
DENSITY	8 UNITS PER ACRE MAXIMUM
OPEN SPACE REQUIREMENT	20% OF SITE MIN. - 3.030 ACRES OR 197,962 SF
LOT AREA	2,500 SF MINIMUM FOR A DETACHED HOUSE
	800 SF MINIMUM FOR A TOWNHOUSE
LOT WIDTH MINIMUM	25 FEET MINIMUM FOR A DETACHED HOUSE
	20 FEET MINIMUM FOR A TOWNHOUSE
LOT COVERAGE	70% MAXIMUM
SITE DEVELOPMENT STANDARDS	
PARKING	1 PER UNIT + 1 PER 4 UNITS OR 105 SPACES
BUFFER STRIP	15 FEET
LANDSCAPE STRIP FRONT	10 FEET
BUILDING PLACEMENT	
FRONT SETBACK	10 FEET
SIDE SETBACK (INTERIOR)	5 FEET
SIDE SETBACK (STREET)	10 FEET
REAR SETBACK	20 FEET
BULK AND MASS	
BUILDING HEIGHT	40 FEET MAXIMUM
UNIT FLOOR AREA	800 SF MINIMUM
GARAGE SIZE PER DWELLING UNIT	1-CAR MINIMUM

ENGINEER

THE REVIVE LAND GROUP

SOURCE. ENTITLE. REVIVE.

ONE ALLIANCE CENTER
3500 LENOX ROAD
SUITE 625
ATLANTA, GEORGIA 30326
O: (678) 223-8978
WWW.THEREVIVELANDGROUP.COM

PROJECT

SOMERSET
AT
SNELLVILLE

A MASTER PLANNED
RESIDENTIAL DEVELOPMENT

2587 AND 2597 LENORA
CGURCH ROAD
SNELLVILLE, GA 30078

CITY OF SNELLVILLE
GWINNETT COUNTY
GEORGIA

CLIENT

THE REVIVE
LAND GROUP

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3500 LENOX ROAD
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ATLANTA, GEORGIA 30326
O: (678) 223-8978
THEREVIVELANDGROUP.COM

REVISION

PROJECT NUMBER

24015

SEAL

GEORGIA REGISTERED No. 19643 PROFESSIONAL ENGINEER CHARLES H. BARNES III

Charles H. Barnes III
3-28-2025

SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE

NORTH

NORTH

DATE

MARCH 28, 2025

TITLE

CONCEPTUAL
SITE PLAN

SHEET

Z-01